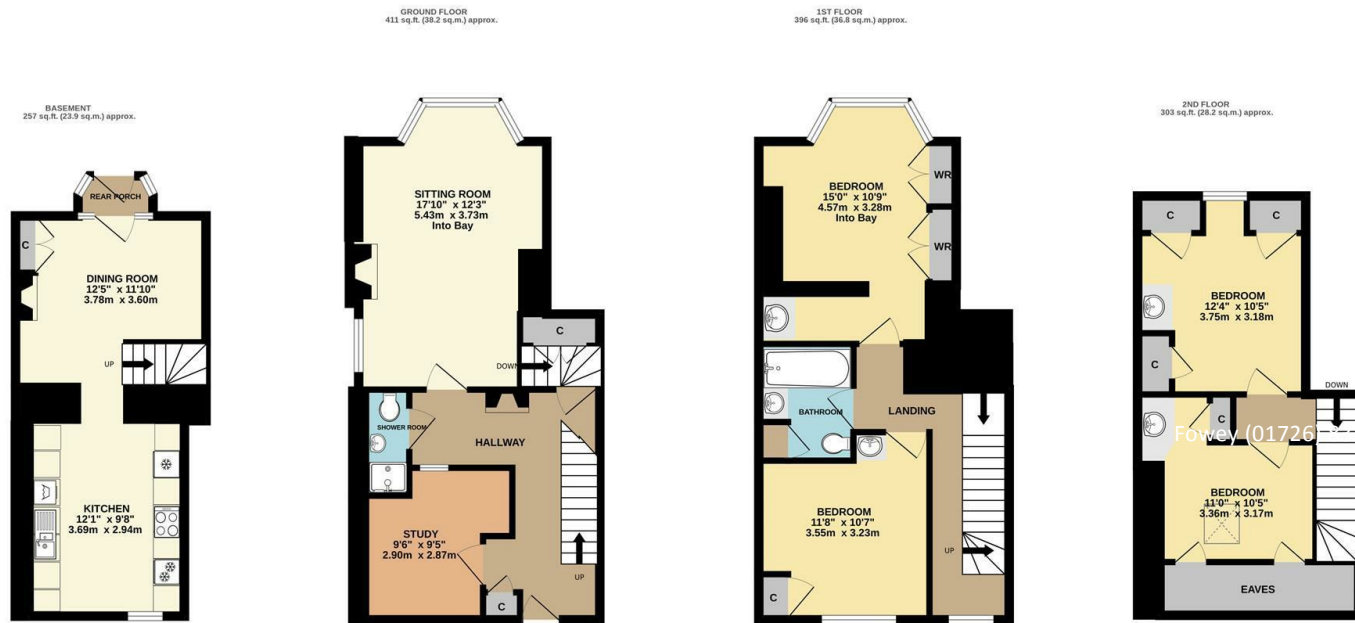




MAY WHETTER & GROSE

FERRYMAN'S COTTAGE 6 STATION ROAD, FOWEY, PL23 1DF OFFERS IN THE REGION OF £780,000



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A CHARACTERFUL WATER FRONTING TOWNHOUSE WITH 4 BEDROOMS AND 2 RECEPTION ROOMS, DIRECT WATER ACCESS AND FRAPE. STUNNING VIEWS ACROSS THE HARBOUR AND TO BODINNICK FROM THE MAJORITY OF THE ROOMS AND BALCONIES. SHORT WALK TO THE TOWN AND NEARBY CAR PARK.

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Ferryman's Cottage 6 Station Road, Fowey, PL23 1DF

The Location
 Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

The Property
 With its toes in the water, Ferryman's Cottage offers a truly unique riverside location; it has mooring, two decks, and substantial accommodation. The view is a real bonus when the annual August Regatta gets into full swing – and the lower deck offers great opportunities for crabbing, lazing, or to step straight into a boat or kayak 'through the hatch' to fully enjoy the delights of the beautiful river.

Whether as a holiday retreat or permanent residence, this very special home is an ideal choice for those seeking the perfect blend of history, luxury and waterfront living.

The front door with stained glass inserts opens directly from Station Road; once inside the welcoming hallway, there is a study/snug to the left, with a useful coat closet for Sou'westers and wellies. Further into the hall is a feature fireplace, and a shower room with WC. To the right of here, is a generous dual aspect light-filled sitting room with bay window; the French doors lead to a suntrap timbered balcony (the 'upper deck', re timbered in recent years). The electric flame-effect fire in the elegant sitting room complements the cosy warmth provided by gas central heating throughout the property.

Stairs from the hallway lead down to the lower floor – formerly the cellars of the infamous Sailors Return – the fitted kitchen and dining room now situated here offer beamed ceilings, exposed stonework and tiled floors. Double doors from the dining room open to the delightful patio and 'second deck', enjoying superb harbour views and access to watercraft through the trapdoor.



The entrance hall also has stairs leading to the first floor with two double bedrooms and a family bathroom. The principal bedroom has a bay window with expansive views over the river and a range of built in wardrobes. Morning tea watching the boats bobbing by and gig practicing is an absolute must! A wash basin is located to the rear of the room. The second bedroom on this level is also a double, and has a window overlooking Station Road – this room also benefits from a wash basin.

Stairs from the landing lead to the second floor with two further double bedrooms, each with a wash basin. One has views to the harbour, whilst the other has street views via a Velux window.

Outside
 The charming and ancient nautical town of Fowey, a frequent host to the Tall Ships Festival, is one of the prettiest destinations in Cornwall. It offers sandy beaches with sea swimming at Readymoney Cove, many historic buildings, and unspoilt countryside and woodlands.

There are popular restaurants and tearooms aplenty, with galleries and a wide selection of artisan shops. Convenient butchers, bakers and specialist fishmongers are just minutes away. Excellent transport links are close by, leading to the rest of Cornwall and beyond – the international airport at Newquay is less than 30 miles from Fowey, with rail links to London Paddington available from Par, Bodmin and St Austell.

EPC RATING - D
COUNCIL TAX BAND -
 Business rates.
TENURE - FREEHOLD
Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk